

# Kerrville Ordinance Updates

## CRC Meeting #7

*July 30, 2019*







# Meeting Overview

- Call to Order
- Meeting Overview
- Overview – Revisions to Sign Ordinance
- Discussion – Revisions to Sign Ordinance
- Overview – Landscape Ordinance/Guideline Direction
- Discussion – Preliminary Landscape Ordinance/Guideline Direction
- Overview – Preliminary Dark Sky Ordinance/Guideline Direction
- Discussion – Preliminary Dark Sky Ordinance/Guideline Direction
- Overview – Parking Standards/Guidelines Direction
- Discussion – Parking Standards/Guidelines Direction
- Overview – Updated Subdivision Ordinance
- Next Steps

# Overview

Revisions to Sign Ordinance





# Sign Ordinance Changes

- Definitions: clarifications to several general/sign types
- Exemptions: added business information sign, sidewalk sign (in DAC/Downtown Core only)
- Prohibited Signs: deleted feather signs, added roof signs and canopy roof signs
- Electronic Display:
  - Clarified brightness
  - Ambient light survey is required (not optional)
  - Added coordination with local authorities for emergency messages
  - Eight(8)-second changeover still recommended per additional research on public/traffic safety
  - Added size limitations for freestanding and monument signs (next slide)



## Sign Ordinance Changes, cont'd.

- Freestanding Sign: added size limitations for “electronic display” according to size of lot widths
  - 50'-200' width: max. 32sf or 50%/100sf (50sf) of sign area (whichever greater)
  - 200'-400' width: max. 32sf or 40%/150sf (60sf) of sign area (whichever greater)
  - 400+' width: up to two allowed per street frontage that is over 400' width; first sign max. 32sf or 30%/200sf (60sf) of sign area (whichever greater), and second sign max. 32sf or 50%/100sf (50sf) of sign area (whichever greater)
- Monument Sign: added size limitations for “electronic display”
  - Lot  $\leq$  50' width: max. 50%/32sf (16sf) of sign area (or 100%/32sf? - discuss)
  - Lot  $>$  50' width: max. 50%/64sf (32sf) of sign area (or 100%/64sf? – discuss)
  - Shared sign: max. 50%/100sf (50sf) of sign area (or 100%/100sf? – discuss)



## Sign Ordinance Changes, cont'd.

- Off-Premises Freestanding Sign (includes billboards): added size limitations for “electronic display” according to size of lot widths
  - Max. 32sf or 50%/100sf (50sf) of sign area (whichever greater)



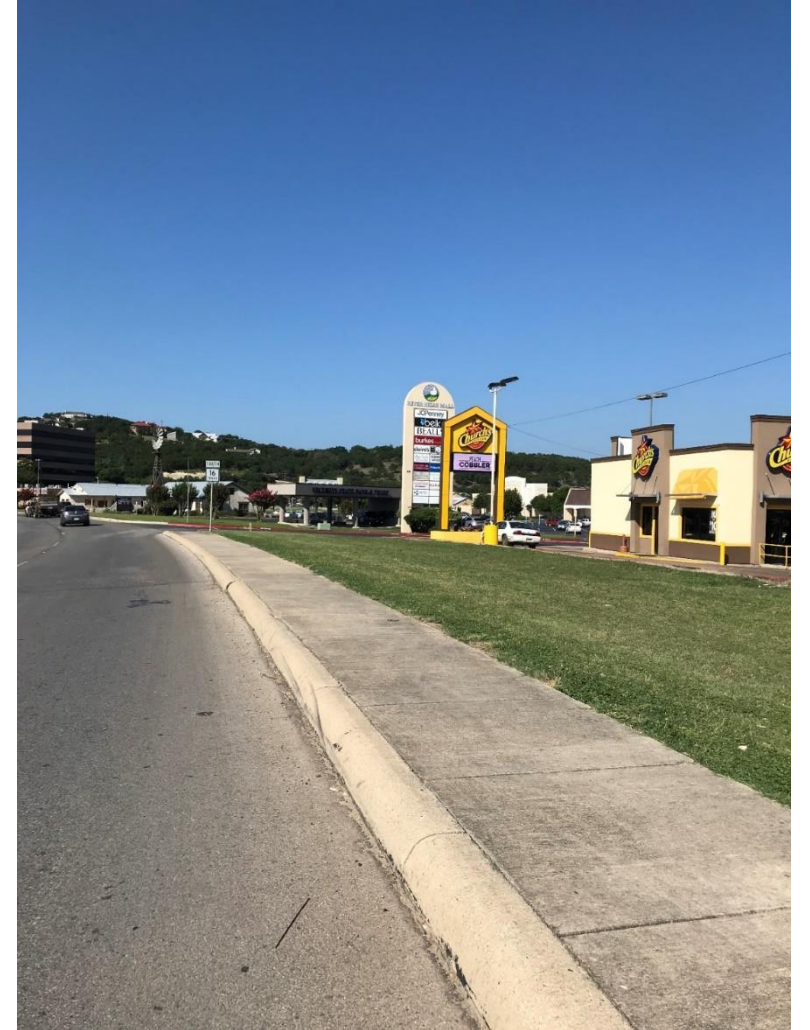
## Electronic/Digital Sign Sizes – Committee Discussion

- The following are examples of different digital signs around Kerrville intended to provide additional background for final CRC discussion related to sizes of digital signs



# Churches Chicken

- 26 sq. ft. digital sign
- Church's Chicken - 150 ft





# Churches Chicken

- Church's Chicken - 300 ft







# Churches Chicken

- Church's Chicken - 450 ft





# Community 1<sup>st</sup> National Bank

- 54 sq. ft. total area of sign
- Community 1st Bank - 150 ft







# Community 1<sup>st</sup> National Bank

- Community 1<sup>st</sup> Bank – 300 ft





# Community 1<sup>st</sup> National Bank

- Community 1st Bank - 450 ft



# Garrett Insurance Agency

- Garrett Insurance Agency, Inc.
- 32 sq. ft. total area of sign (100% digital)
- Garrett Insurance - 150 ft







# Garrett Insurance Agency

- Garrett Insurance - 300 ft





# Garrett Insurance Agency

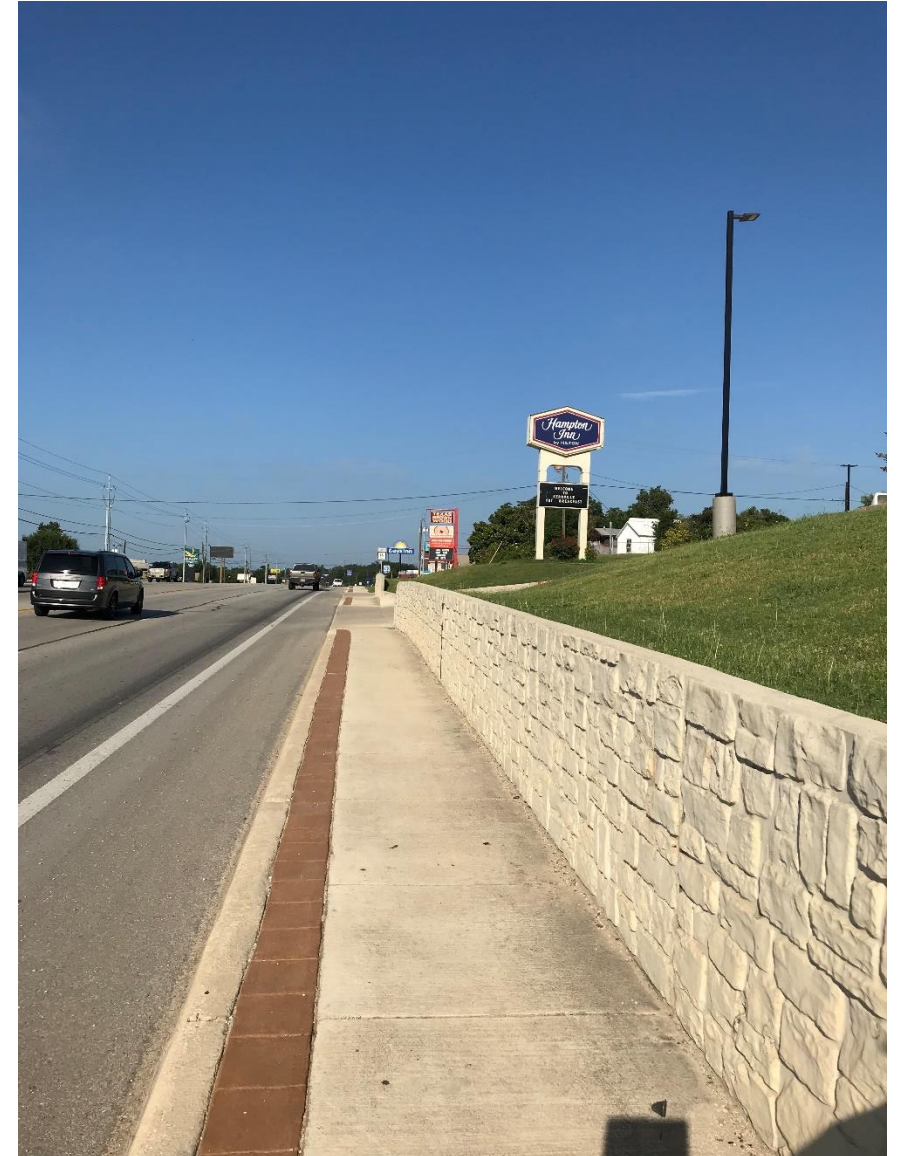
- Garrett Insurance - 450 ft





# Hampton Inn

- 108 sq. ft. total area of sign
- Hampton Inn - 150 ft

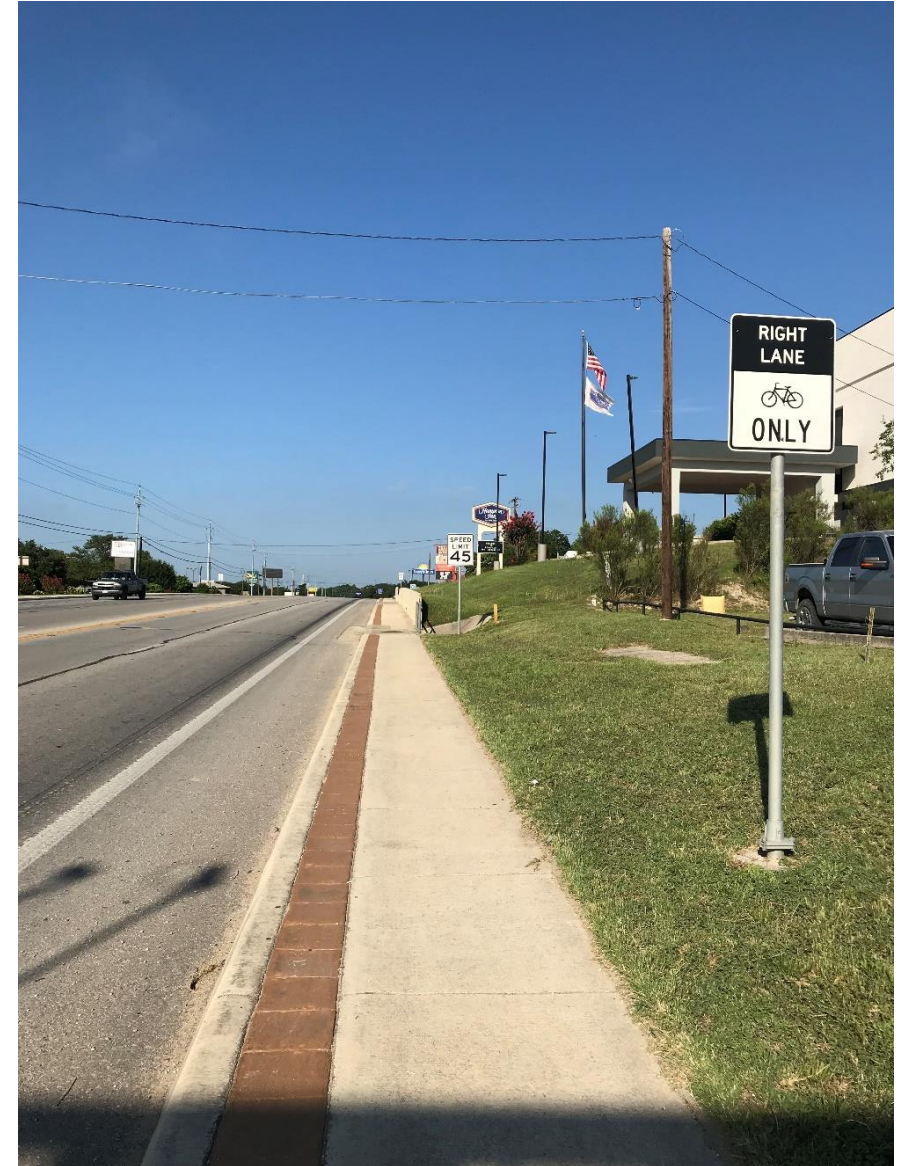






# Hampton Inn

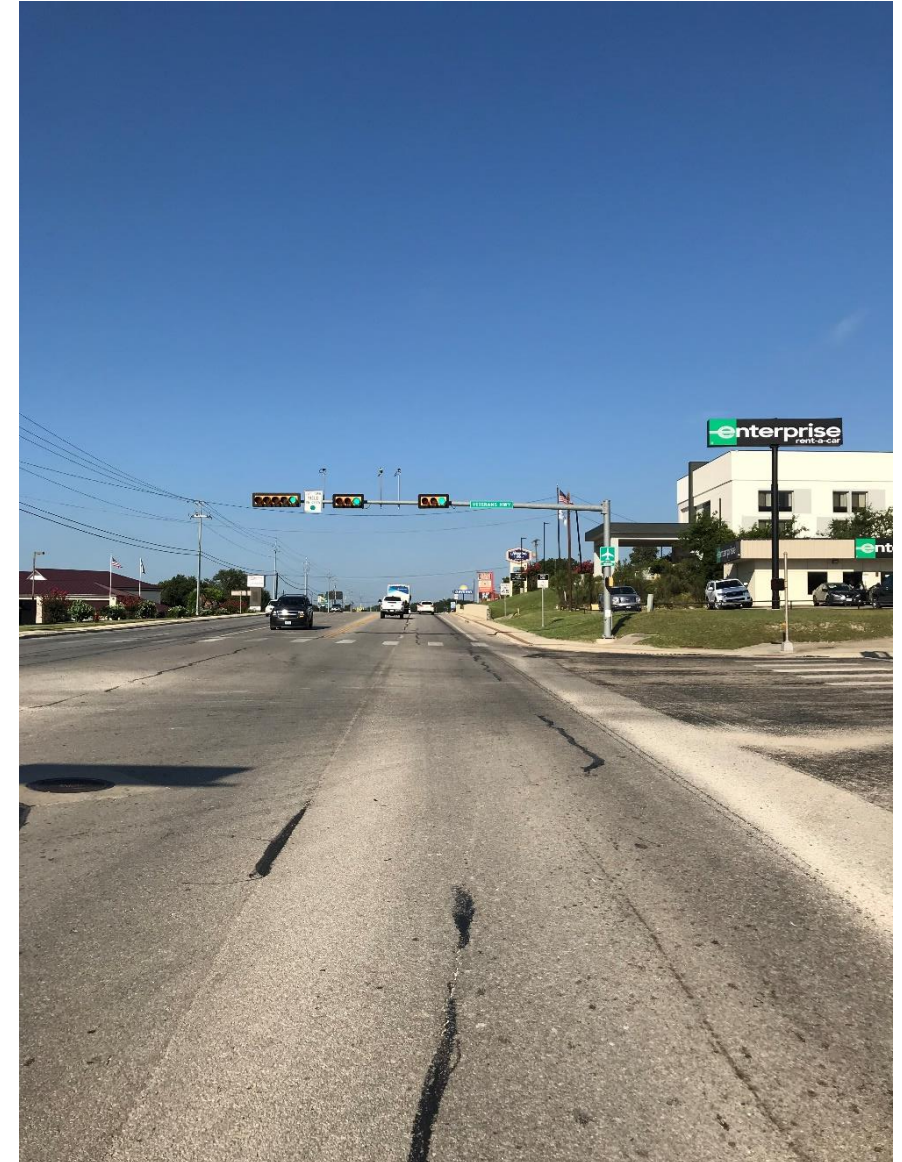
- Hampton Inn - 300 ft





# Hampton Inn

- Hampton Inn - 450 ft







# Inn of the Hills

- 144 sq. ft. total area of sign
- Inn of the Hills - 150 ft





# Inn of the Hills

- Inn of the Hills - 300 ft







# Inn of the Hills

- Inn of the Hills – 450 ft





# Tivy High School

- 84 sq. ft. total sign cabinet area of sign, plus letters on the rock face
- 36 sq. ft. lighted cabinet
- 48 sq. ft. digital
- Tivy High School 150 ft







# Tivy High School

- Tivy High School 300 ft





# Tivy High School

- Tivy High School 450 ft





# KISD Antler Stadium

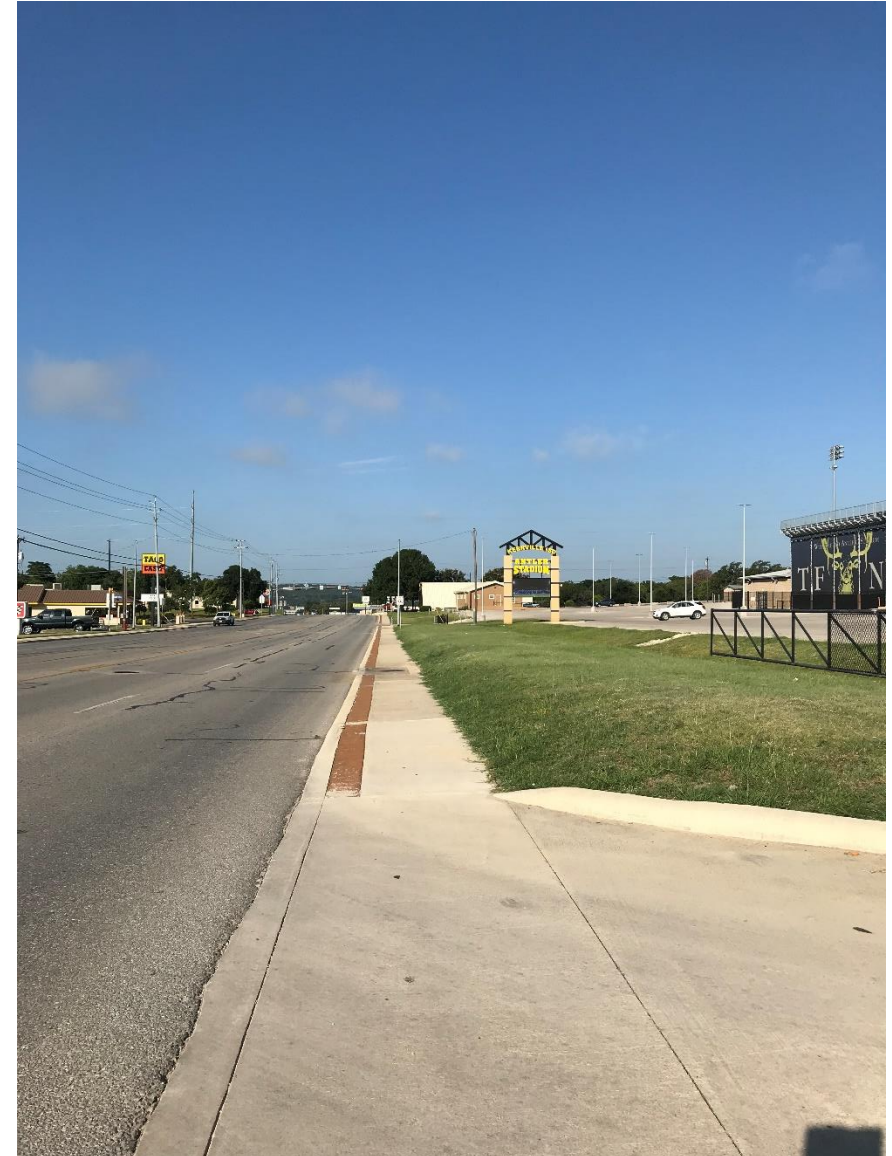
- 168 sq. ft.
- 72 sq. ft. digital
- KISD Antler Stadium 150 ft





# KISD Antler Stadium

- KISD Antler Stadium 300 ft







# KISD Antler Stadium

- KISD Antler Stadium 450 ft





# Code Comparison

City	Total sign area calculation/maximum area	Limit of Electronic message center	Other Requirements
Bastrop	up to 160 sq. ft. based on frontage	25 % of total area	pole or pylon only
Boerne	16-80 sq. ft. based on zoning district	Monument: 8 sq. ft.	Changeable copy monument sign must contain the primary name of the establishment, as well as, a changeable copy feature. Changeable copy monument signs shall not be permitted in the central area or historic district.
Brownwood	no limit	Max of 100 sq. ft.	
Bryan	up to 300 depending on frontage	100% allowed	
Burnett	One and one-half square feet for each one lineal foot of street frontage, not to exceed 150 square feet.	100% allowed	
Castroville	up to 150 depending on frontage and zone	50% of total area	
Fredericksburg	80 sq. ft. maximum	Prohibited	
Helotes	84/145 sq. ft. individual/multi tenant	Prohibited	monument only
Kerrville	<b>Free Standing:100-200, Monument:32-100</b>	<b>32 sq. ft.</b>	<b>CBD Prohibited, Operating within 200 feet of a residential area must be turned off from 8:00 p.m. to 6:00 a.m.</b>
Lampasas	Monument: 60 sq. ft. Multi-tenant complex sign: 90+12 per tenant max 160 sq. ft. Pole Sign 98 or 150 depending on roadway.	24 sq. ft. maximum	
Llano	100 sq. ft. maximum	100% allowed	shall be framed or bordered by no less than six inches of metal, rock, wood or other suitable material consistent with buildings in the vicinity of the sign



# Code Comparison

Lubbock	.4 sq. ft. per foot of lot frontage, max 250 sq. ft.	75% of total area	
Marble Falls	Monument: 50-200 sq. ft, Pole Sign: 1/2'bldg front, max 100 sq. ft.	Monument: 20 sq.ft. Detached : 32 sq.ft.	
New Braunfels	max of 400 depending on Zoning District	50% per sign face	
San Angelo	1.5 sq. ft. per fot of lot front, max 250	100% allowed	allowed up to 5 signs, depending on frontage
San Marcos	Monument 80, Freestanding: 260 IH35, 160 other highways, & 120 other roads	25% of total area	25' max height for electronic portion of the sign. Prohibited within 350 of residential, multifamily, mixed use, historic, parkland, river corridor, or Central Business Area.
Seguin	100 sq. ft. maximum	32 sq. ft.	monument only
Temple	Max 300 sq. ft.	150 sq. ft. max	size, height, and setback ratio
Uvalde	200 sq. ft. max	100% allowed	
Weatherford	150 sq. ft. max per sign	100% allowed	additional signs allowed based on gross floor area
Chamber of Commerce	100 sq. ft. total allowed, 92 sq. ft.	79 sq. ft.	86% digital
Calvary Temple Church	200 sq. ft. total allowed, 189 sq. ft.	72 sq. ft.	38% digital

# Discussion

Revisions to Sign Ordinance

# Overview

Landscape Ordinance/Guideline Direction



## Draft Goals (From Stakeholder Interviews)

- **Develop a reasonable landscape strategy** tailored to the Kerrville community
  - Create a list of drought-tolerant plants
  - Focus on preserving heritage/specimen trees (large trees, desirable species)
  - Consider minimum landscape requirements for commercial development
  - Consider the option of guidelines v. requirements



## Potential Approach to Plant List

- Start with the City of Kerrville's existing plant list
- Focus on native and naturalized/adapted plants
- Can develop additional guidance on water wise landscaping if committee supports



# Drought Tolerant Plant List

- Potential additional plants for consideration:
  - Shumard Red Oak
  - Wax Myrtle
  - Dwarf Yaupon
  - Texas Sage
  - Prostrate Rosemary
  - Others?





# Preservation of Heritage/Specimen Trees

- Heritage Tree: An existing tree of notable historic interest and/or cultural value to the city because of its location or historical significance
  - Must save/preserve unless true hardship? (staff determination?, or go to Board of Adjustment?)
  - Possible mitigation strategies for those that must be removed?
- Specimen Tree: An existing tree of a native (or naturalized/adapted) species that is known to be hardy/long-lived in the Kerrville area, and that is 18" caliper width or greater
  - Possible mitigation strategies for those that must be removed?



# Preservation of Heritage/Specimen Trees

- Tree Pruning Strategies/Ideas:
  - Branch and root pruning of wounded trees (and those that need shaping, pruned away from buildings or overhead power lines, etc.) should be cut cleanly (requirement?, or a guideline?)
  - In the case of oak species, in order to prevent infection by oak wilt spores, wounds should be painted with an acceptable wound dressing within thirty (30) minutes following cutting (requirement?, or a guideline?)



# Potential Minimum Landscape for New Commercial

- Should there be recommendations? or requirements? for landscaping on new development of commercial properties?
- The following are examples of different levels of landscaping on commercial properties around Kerrville intended to provide additional background for CRC discussion

# Landscaped Property Examples



# Walgreens

- 624 Jefferson Street
- 11% of the lot is landscaped











# Winwood Village Shopping Center

- 719 Hill Country Drive
- 13% of the lot is landscaped









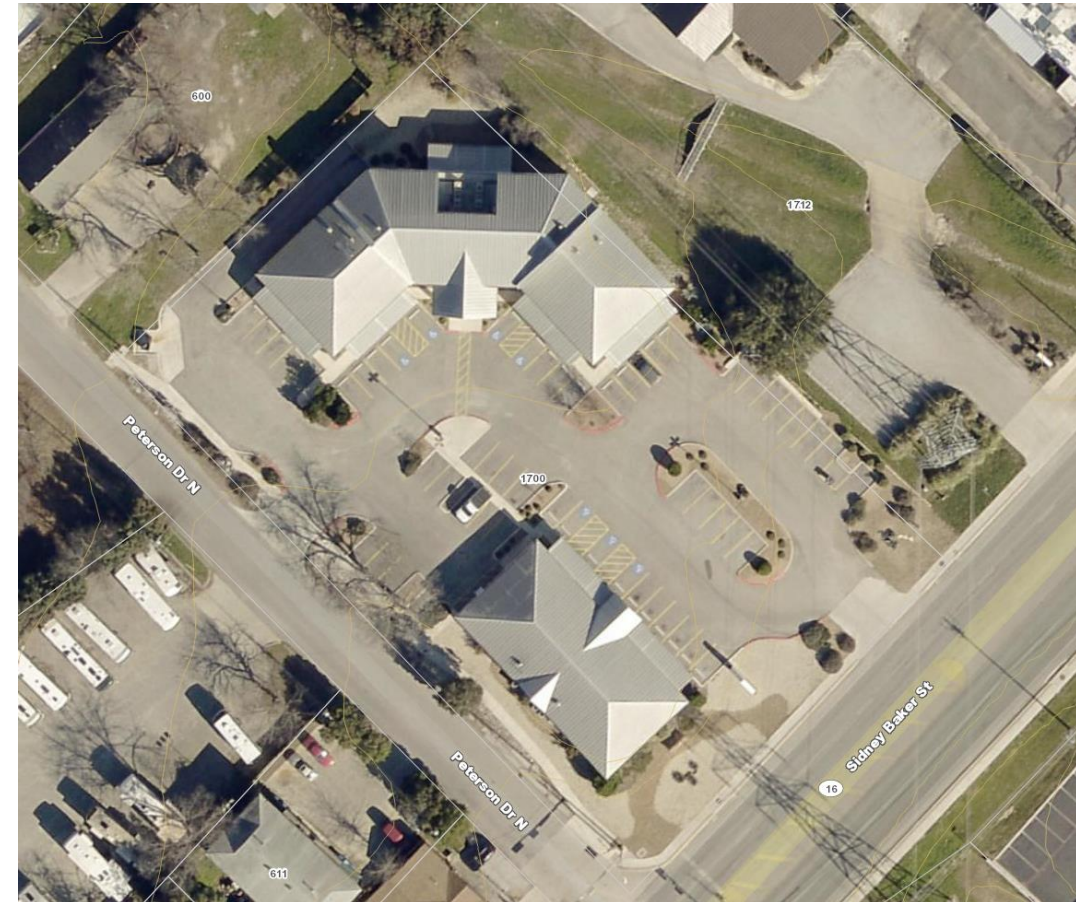






# Chamber of Commerce

- 1700 Sidney Baker Street
- 15% of the lot is landscaped

















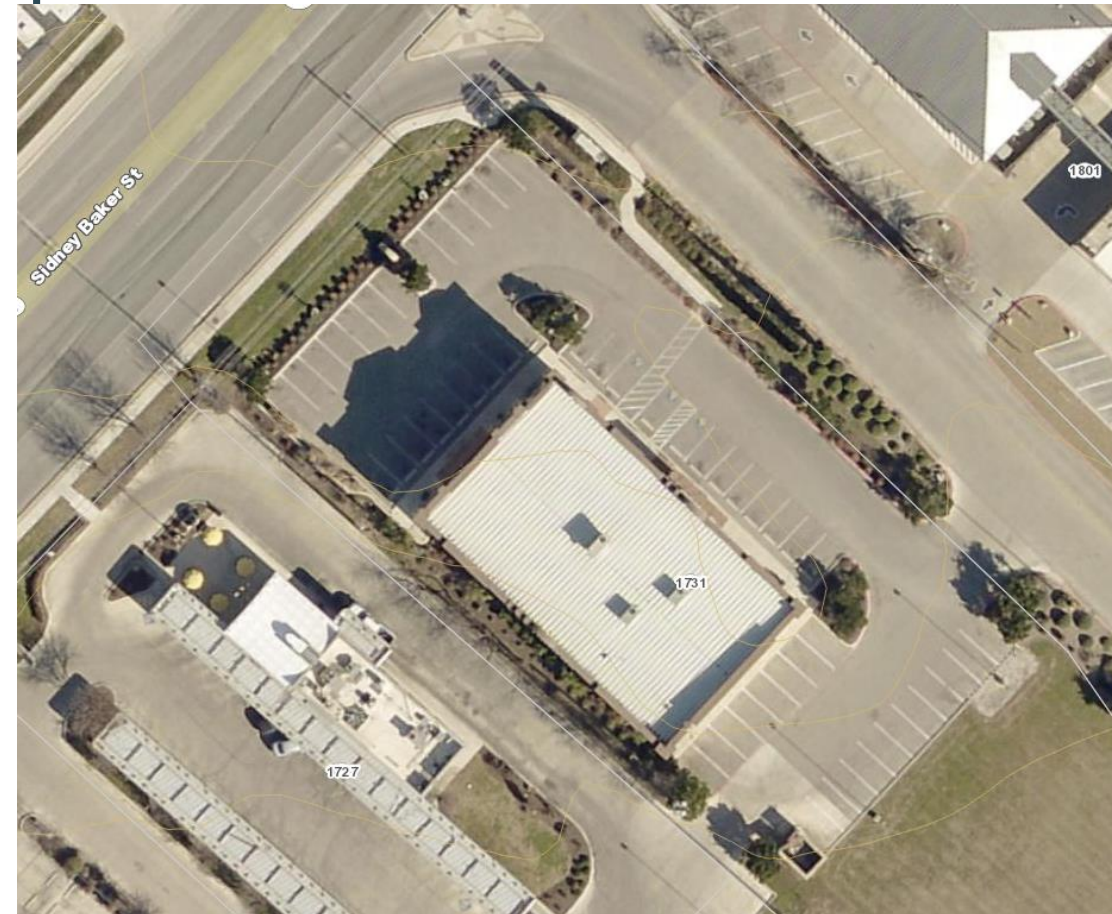






# Billy's Western Wear

- 1731 Sidney Baker Street
- 18% of the lot is landscaped









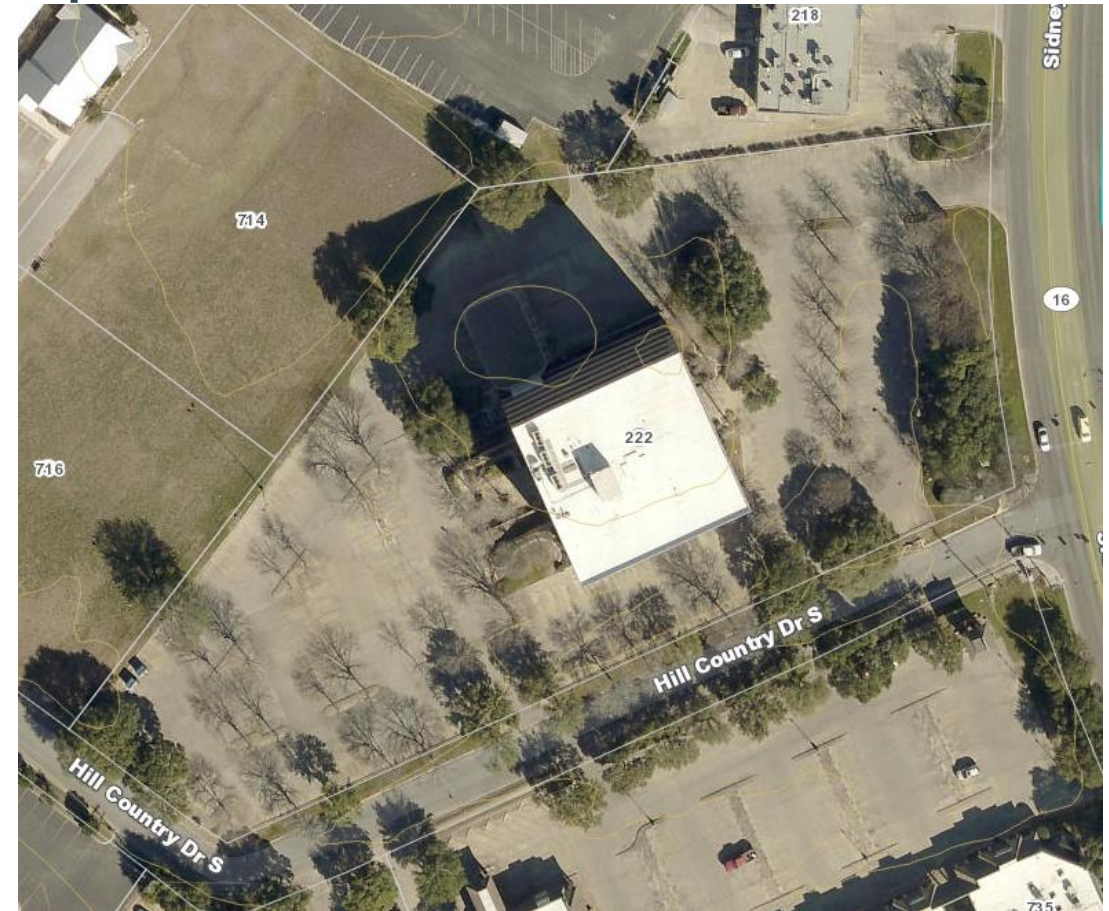






# Wells Fargo Building

- 222 Sidney Baker Street South
- 21 % of the lot is landscaped









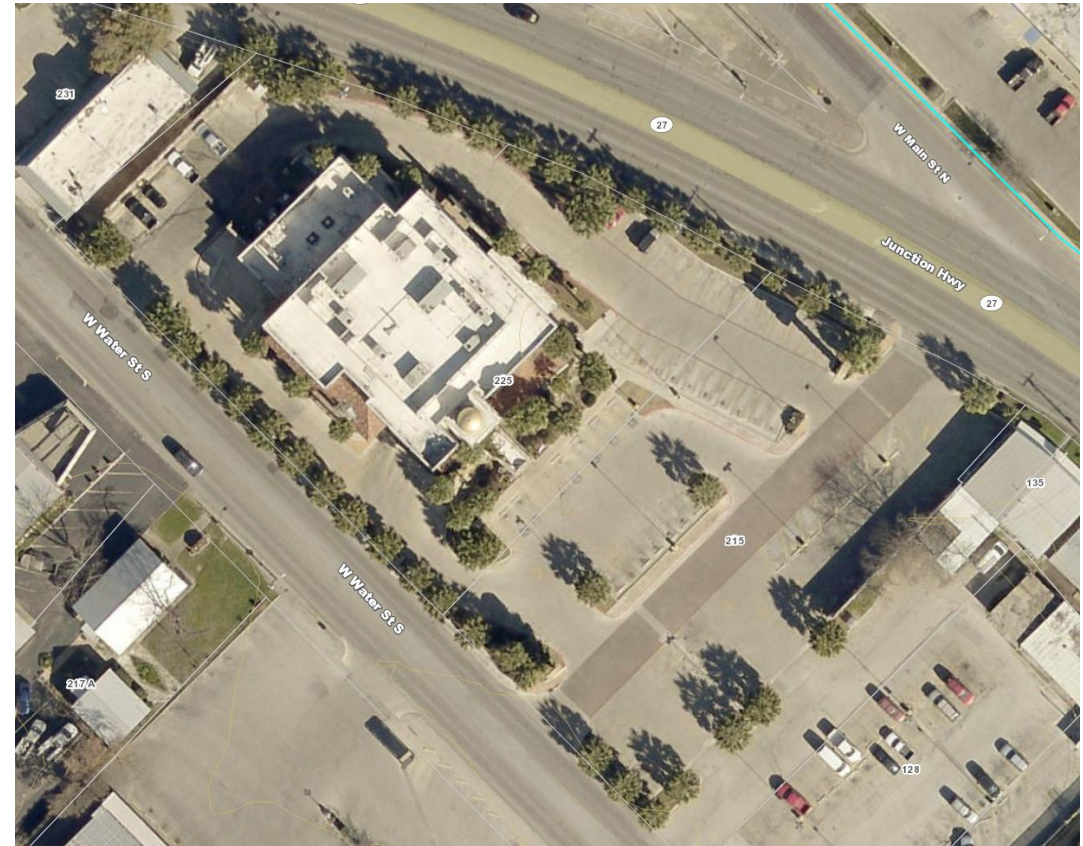






# Mamacita's

- 215 Junction Highway
- 22% of the lot is landscaped





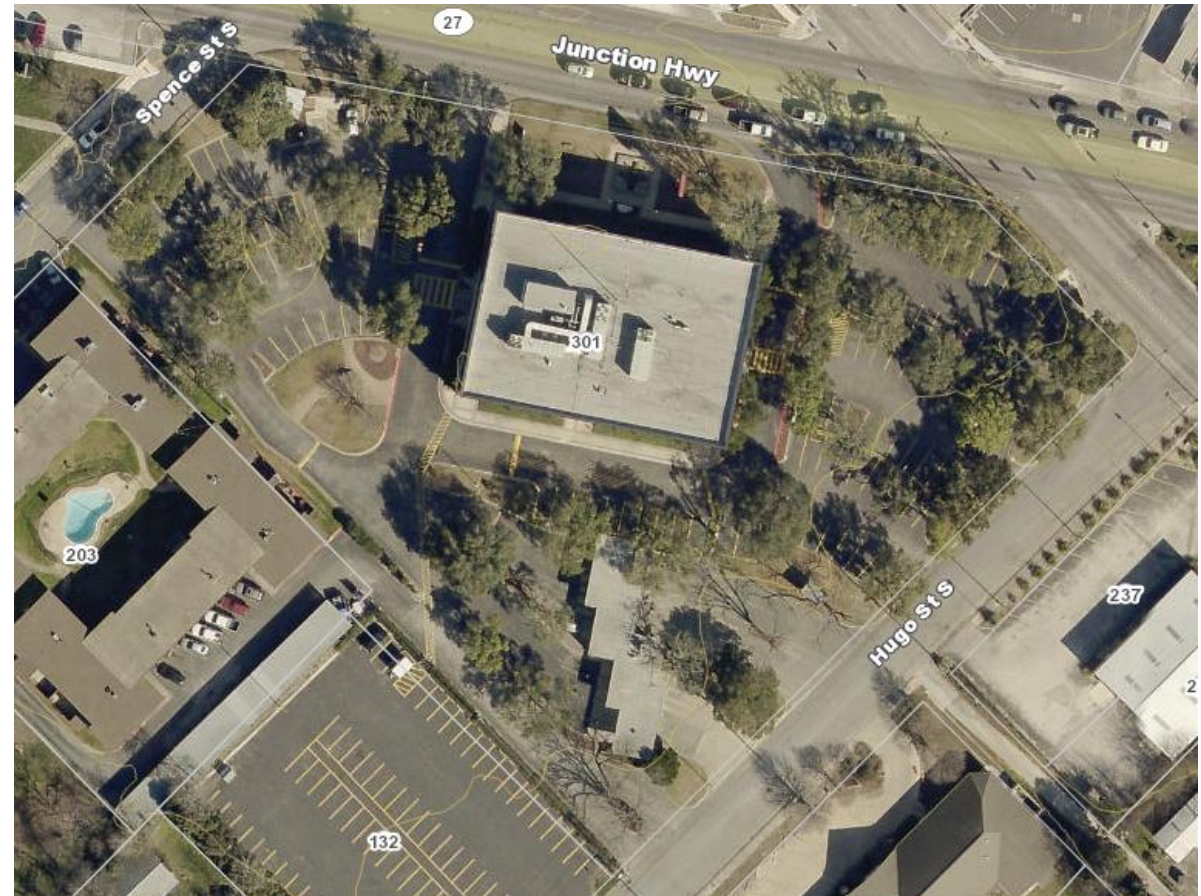






# Wells Fargo Building

- 301 Junction Highway
- 22% of the lot is landscaped













# Rio 10 Cinemas

- 1401 Bandera Hwy
- 10% of the lot is landscaped (excluding the river section of the property)
- 32% of the lot is landscaped (including the review section of the property)
- Note: the highway right of way (outside the sidewalk) is not included in %.













# Upper Guadalupe River Authority (UGRA)

- 125 Lehmann Drive
- 44% of the lot is landscaped

















# Discussion

Landscape Ordinance/Guideline Direction

# Overview

Dark Sky Ordinance/Guideline Direction





## **Draft Goals (From Stakeholder Interviews)**

- **Implement reasonable lighting standards** to help maintain dark skies
  - Fixture type
  - Bulb type
  - Amount of light at property line



## Dark Skies (Ordinance or Guidelines?)

- Nonconforming Existing Lighting: completely “grandfather”?...or require to be brought into conformance upon development/redevelopment of a land parcel?
- Notification: ideas on how to make sure the public, developers, etc. are aware of new ordinance/guidelines?
- Interpretation/Implementation: by city staff at time of a development/redevelopment permit application
- Appeals: to BOA?...or to City Council?





## Dark Skies (Ordinance or Guidelines?)

- Fixtures: full cutoff (light source fully shielded), maybe encourage 85° full cutoff for larger/area lighting?
- Holiday Lighting: maybe limit flashing/blinking especially in commercial areas?...
  - Fully exempt? (only residential districts?...commercial districts also?)
  - Specific holiday time period(s)?
  - Flashing/blinking lights? (only residential districts?...commercial districts also?)
  - Encourage turning off late night? (possibly 11:00pm/midnight?)



## Dark Skies (Ordinance or Guidelines?)

- Nonessential Exterior Lighting: turn off after business hours or not in use?....sensors and/or timers?
- Area Lights (Streetlights, Parking Areas): full (or 85°) cutoff to minimize light overspill; maybe encourage more/lower-height fixtures rather than fewer/taller-height fixtures?
- Freestanding Light Poles: maybe limit height? (except in **public** facilities, parks, play fields, other recreational facilities?)
- Uplighting: prohibit unless shielded from the sky?....how about within landscaped areas, into trees?
- Gas Station/Canopy Lighting: brightness?...positioning?



# Discussion

Dark Sky Ordinance/Guideline Direction

# Overview

Parking Standards/Guideline Direction





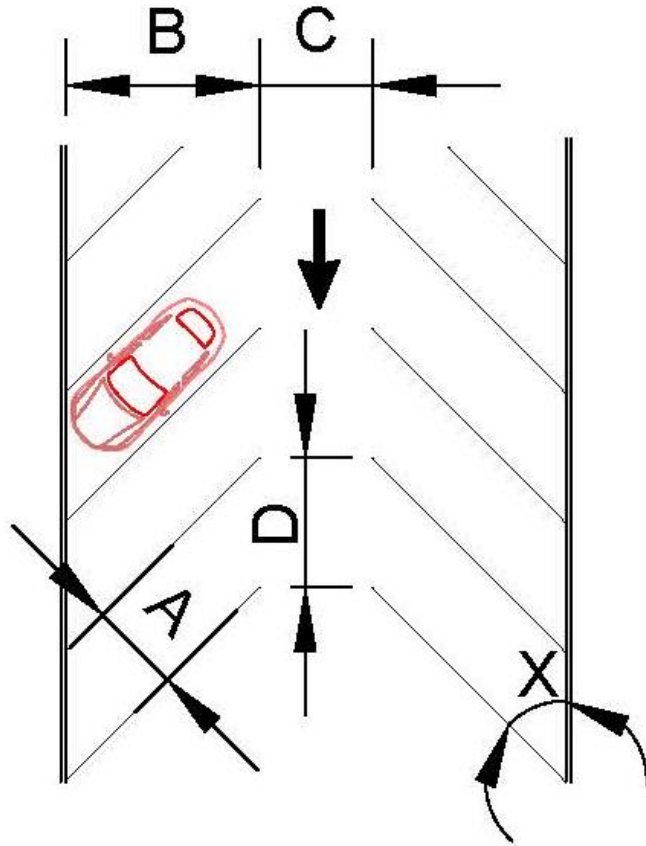
# Parking Lot Standards (or Guidelines?)

- Should there be dimensional layouts to provide direction for design of parking lots?
  - Could include 45, 60 and 90 degree and parallel parking
  - Potentially focus on stall width, stall depth, aisle width and skew width
- Should there be guidance for screening of parking lots:
  - Could focus on parking lots adjacent to (and visible from) public streets
  - Example could be irrigated landscape screen (evergreen shrubs from Plant List...minimum height 4' within one year following planting?)



# Parking Lot Standards (or Guidelines?)

Example of typical 45 degree angled parking:



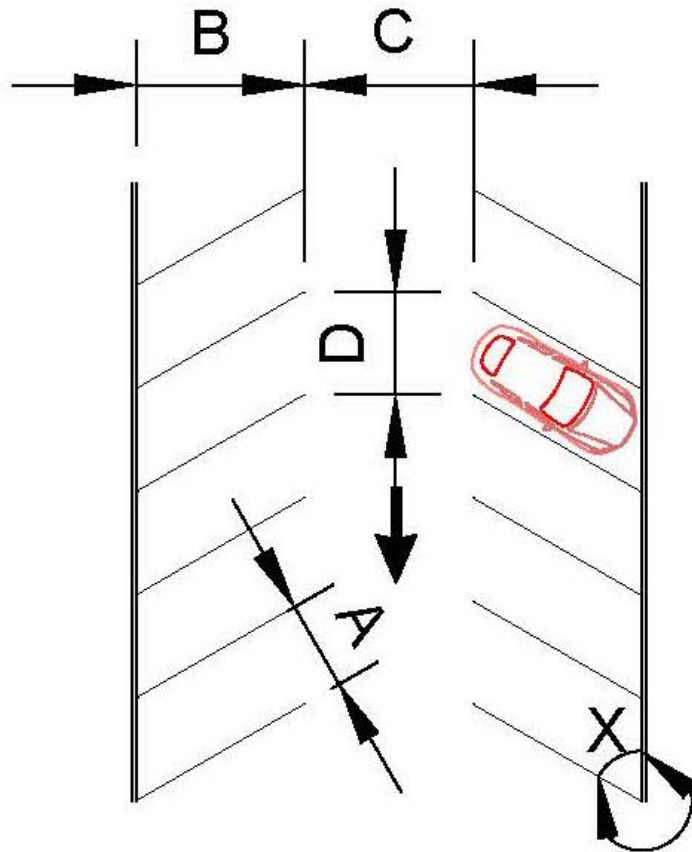
X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
45°	9'-0"	19'-1"	11'-0"	12'-9"
60°	9'-0"	17'-0"	17'-0"	10'-5"
90°	9'-0"	18'-0"	23'-27'	-
0° (Parallel)	8'-0"	22'-0"	22'-0" (Two way)	-





# Parking Lot Standards (or Guidelines?)

Example of typical 60 degree angled parking:

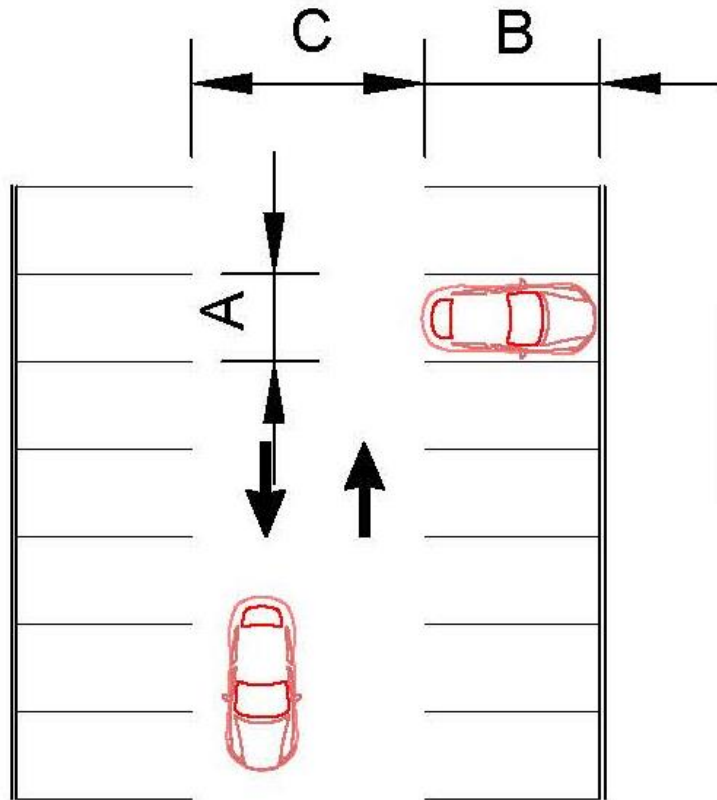


$X^\circ$	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
45°	9'-0"	19'-1"	11'-0"	12'-9"
60°	9'-0"	17'-0"	17'-0"	10'-5"
90°	9'-0"	18'-0"	23'-27'	-
0° (Parallel)	8'-0"	22'-0"	22'-0" (Two way)	-



# Parking Lot Standards (or Guidelines?)

Example of typical 90 degree angled parking:



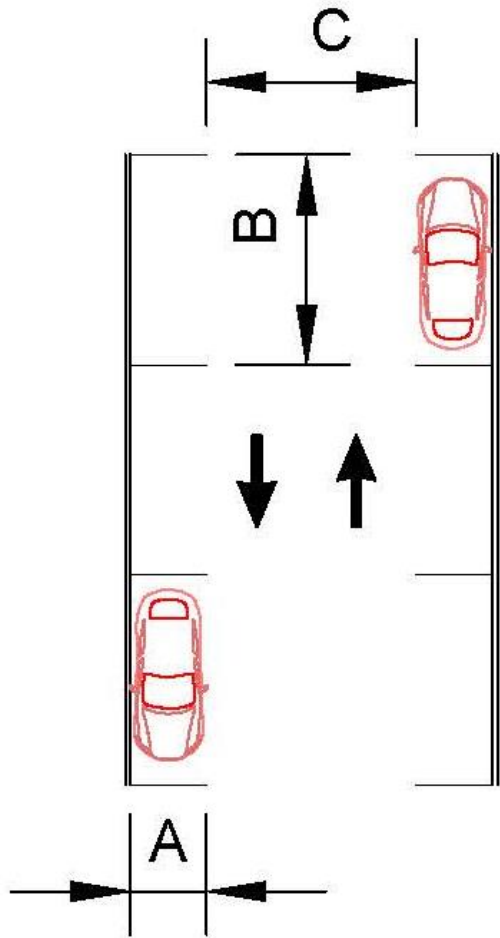
X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
45°	9'-0"	19'-1"	11'-0"	12'-9"
60°	9'-0"	17'-0"	17'-0"	10'-5"
90°	9'-0"	18'-0"	23'-27'	-
0° (Parallel)	8'-0"	22'-0"	22'-0" (Two way)	-





# Parking Lot Standards (or Guidelines?)

Example of typical Parallel parking:



X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
45°	9'-0"	19'-1"	11'-0"	12'-9"
60°	9'-0"	17'-0"	17'-0"	10'-5"
90°	9'-0"	18'-0"	23'-27'	-
0° (Parallel)	8'-0"	22'-0"	22'-0" (Two way)	-

# Discussion

Parking Standards/Guideline Direction



# Overview

## Update Subdivision Ordinance



# Stakeholder Interviews/Survey Recap

- In October 2018, the planning team conducted **twelve** stakeholder interview sessions.
- Stakeholders included the following groups of community members:
  - Concerned citizens
  - Former public administrators and officials
  - Board members
  - Real estate professionals
  - Builders and developers
  - Area architects and engineers
- A few, consistent themes emerged and were synthesized into the project's **draft goals**.





# Draft Goals (From Stakeholder Interviews)

- **Resolve conflicts** between Subdivision Ordinance and other part of the City Code
  - Construction standards for public v. private streets
  - Parking within easements
  - Ambiguities and inconsistencies requiring staff interpretation
- **Reduce inherent challenges** in ordinance and standards
  - Evaluate the impact of topography on developers' ability to meet ordinance requirements
  - Develop a sidewalk strategy to address the requirement to build “sidewalks to nowhere” just to satisfy the ordinance
- **Strengthen regulations** regarding development in floodplain areas



## **Draft Goals (From Stakeholder Interviews)**

- **Review and resolve** administrative issues
  - Platting process
  - Cost sharing policy
  - Final acceptance criteria for public improvements



# Potential Issues to be Addressed

- Provide the CRC with a Platting overview document
- Clarify applicability to ETJ
- Order of recordation of the plat vs. final approval and infrastructure
- Locating required fees in a fee schedule
- Generalizing some of the specs to reference to external codes
  - Street grading in engineering specs vs fire code.
  - Street cross sections from the thoroughfare plan and Engineering Spec Book





# Potential Issues to be Addressed

- Sidewalks - clean up and have all requirements in one place
  - Sidewalk size tied to road type
  - Review and revise variances/waivers
- Update parkland dedication requirements
- Application checklist/requirements - update and clean-up
- Remove concept plan from ordinance
- Establish TIA requirements



## Potential Issues to be Addressed

- Create an administrative process to remove simple replats
- Review plat exemptions
- Access requirements: alley vs private access easement
- Review ownership “certificate” requirements
- Clarify requirements for sidewalks and curbs

# Discussion/Input

Update Subdivision Ordinance



# Next Steps



# Next Steps

- The Consultant Team will make final revisions to Sign Ordinance based upon your feedback, and provide a Draft Landscape Ordinance, Dark Sky Ordinance and Parking Standards for your review
- City Council Public Hearing (Zoning Ordinance) Tuesday August 13, 2019 – City Hall
- P&Z Public Hearing (Sign Ordinance) Thursday August 15, 2019 – City Hall
- City Council Second Reading (Zoning Ordinance), Public Hearing (Sign Ordinance) Tuesday August 27, 2019 – City Hall
- CRC Meeting #8 – Thursday August 29, 2019 – City Hall

# Adjournment



# Kerrville Ordinance Updates

## CRC Meeting #7

*July 30, 2019*

